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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

0021147009

2419/0395 18 001 Page 1 of 4

2002-10-18 12:02:24

Cook County Recorder 30.00



0021147009

NO 473
8058 288 UND 26f3

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CTI

THE GRANTOR, SDS Development, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Liza Flecha ~~not as tenants in common but in joint tenancy~~ (GRANTEE'S ADDRESS) 1085 N. Hermitage, Chicago, Illinois 60622 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION HERETO AND MADE A PART HEREOF.

SUBJECT TO: See Attached Exhibit "A"

Permanent Real Estate Index Number(s): 17-08-113-022-0000

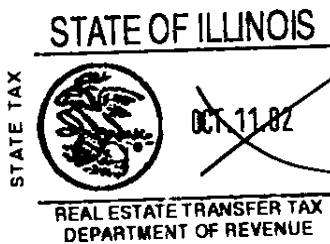
Address(es) of Real Estate: 1420 W. Erie, Unit ³ ~~2F~~, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

SDS Development, Inc.

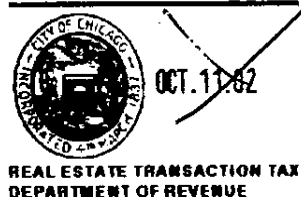
By Stuart Shiner, President
Stuart Shiner
President

Attest Secretary

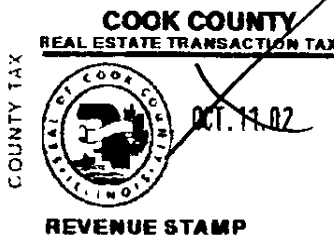


REAL ESTATE TRANSFER TAX
0016950
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FP 102808

CITY OF CHICAGO



REAL ESTATE TRANSFER TAX
0127125
0000019303
FP 102805



REAL ESTATE TRANSFER TAX
0008475
0000038665
FP 102802

BOX 333-CTI

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STATE OF ILLINOIS, COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Stuart Shiner, personally known to me to be the President of the SDS Development, Inc., and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Stuart Shiner, and President, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of September, 2002.



(Notary Public)

Prepared By: Calvin A. Bernstein, Esq.
Schoenberg, Fisher, Newman & Rosenberg, Ltd.
222 South Riverside Plaza, Suite 2100
Chicago, Illinois 60606-6101

Mail To:
David Chaiken, Esq.
Canmann & Chaiken
111 W. Washington, Suite 823
Chicago, Illinois 60602

Name & Address of Taxpayer:

Liza Flecha
1420 W. Erie, Unit 2F3
Chicago, Illinois 60622

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STREET ADDRESS: 1420 W. ERIE

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

PROPOSED UNIT 3 IN TERRACES ON ERIE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 24.75 FEET OF LOT 22, IN BLOCK 7 IN GEORGE BICKERDIKE'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021023523 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN CCI.

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EXHIBIT "A"

SUBJECT TO:

"Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein."

(A) The Tenant of unit has waived or has failed to exercise the right of first refusal; (B) The Tenant of the unit had no right of first refusal; or (C) The Purchaser of the unit was the Tenant of the unit prior to the conversion of the building to a condominium.

At closing Seller shall convey or cause to be conveyed to Purchaser, title to the Unit by Trustee's Deed, subject only to the following (collectively "Permitted Exceptions"):

1. General real estate taxes not due and payable at the time of closing;
2. The Condominium Property Act of the State of Illinois;
3. The Condominium Documents, including all amendments and exhibits thereto;
4. Applicable zoning and building laws and ordinances and other ordinances or record;
5. Encroachments, if any, that do not affect the residential use of the real estate;
6. Easements, agreements, conditions, covenants, building lines and restrictions, all of which must be of record and shown on the Title Report;
7. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and
8. Liens and other matters of title over which the title insurance Company is willing to insure at Seller's expense.

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